

## ORDINANCE NUMBER 22-15

### AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE CHATHAM HILLS PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 13-24, ORDINANCE 15-28, ORDINANCE 16-46, ORDINANCE 17-24, ORDINANCE 18-51, ORDINANCE 19-11, ORDINANCE 19-51, ORDINANCE 22-07 AND TITLE 16 – LAND USE CONTROLS

#### “Chatham Hills PUD Amendment – Lot K1A”

This is an amendment to a Planned Unit Development District Ordinance, known as the CHATHAM HILLS PLANNED UNIT DEVELOPMENT (the “**Amendment**”), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**UDO**”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Docket 2205-PUD-10), filed with the Commission requesting an amendment to Ordinance 13-24, enacted by the Westfield Town Council on January 14, 2014, and amended by (i) Ordinance 15-28, enacted by the City Council on October 12, 2015 (ii) Ordinance 16-46, enacted by the City Council on December 12, 2016; (iii) Ordinance 17-24, enacted by the City Council on September 11, 2017; (iv) Ordinance 18-51, enacted by the City Council on February 11, 2019; (v) Ordinance 19-11 enacted by the City Council on June 10, 2019, (vi) Ordinance 19-51, enacted by the City Council on November 11, 2019, and Ordinance 22-07 enacted by the City Council on May 9, 2022, (collectively, the “**Chatham Hills PUD Ordinance**”);

WHEREAS, the Amendment pertains to the subject real estate more particularly described as Lot K1A, Section 3 of Chatham Hills, a subdivision of the City of Westfield, Hamilton County, Indiana, recorded as Instrument No. 2020039524 in the Office of the Recorder of Hamilton County, Indiana (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. 2205-PUD-10 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a favorable recommendation (Vote: 7 in favor, 0 opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on June 6, 2022;

WHEREAS, the Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1.     Applicability of Ordinance.

- 1.1     The Chatham Hills PUD Ordinance is hereby amended for the Real Estate. In all other respects, the Chatham Hills PUD Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Chatham Hills PUD Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.
- 1.2     Development of the Real Estate shall be governed by: (i) the provisions of this Amendment and its exhibits, (ii) the Chatham Hills PUD Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.
- 1.3     Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Amendment shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4     All provisions and representations of the UDO that conflict with the provisions of this Amendment are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Amendment.

Section 2.     Concept Plan. The concept plan, attached hereto as Exhibit A (the “**Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 2.1     The Real estate will be divided into two Lots.
- 2.2     Development of the Lots shall be regulated as set forth in this Amendment.
- 2.3     Accessory Buildings shall be permitted and constructed in accordance with the applicable standards of the UDO.

Section 3.     Development Standards. The standards of Chapter 6 Development Standards of the UDO shall apply to the development of the Real Estate unless otherwise modified by the Chatham Hills PUD Ordinance or the standards of this Amendment. Dwelling Units on the Real Estate shall be constructed under the provisions set forth below.

- 3.1     Architectural Standards:

- A. In addition to the Architectural Standards provided for in the Chatham Hills PUD Ordinance, residences and accessory buildings will be constructed in substantial compliance with the architectural elevations in the Illustrative Character Exhibit, attached hereto as Exhibit B.
- B. Section 16.3 of Ordinance 13-24 shall not apply. Instead, the following shall apply. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, roof overhangs, roof pitch, trim detailing, and exterior wall materials.
- C. Section 16.4(B) of Ordinance 13-24 shall not apply. Instead, the following shall apply.
  - i. Permitted exterior materials shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, fiber cement or comparable materials including, but not limited to, prefinished metal siding, translucent acrylic panels and decorative screening.
- D. To the extent that the architectural standards set for in this Section conflict with the requirements of the Chatham Hills PUD Ordinance or the UDO, the standards of this Amendment shall prevail.

### 3.2 Landscaping Standards.

- A. External Street Frontage Landscaping Requirements. Article 6.8(M) shall not apply to the District.
- B. Buffer Yard Requirements. Article 6.8(N) shall not apply to the District.

Section 4. Duration. Failure to obtain approval of an amended Secondary Plat for the Real Estate by June 1, 2027 (unless otherwise extended by the Director) shall automatically void this Amendment and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 5. Severability. If any term or provision of this Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Amendment will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**WESTFIELD CITY COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
James Edwards

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James Edwards

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James Edwards

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Scott Frei

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Jake Gilbert

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Mike Johns

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Scott Willis

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Scott Willis

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Scott Willis

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 22-15** was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 22-15**

this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

I hereby VETO **ORDINANCE 22-15**

this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

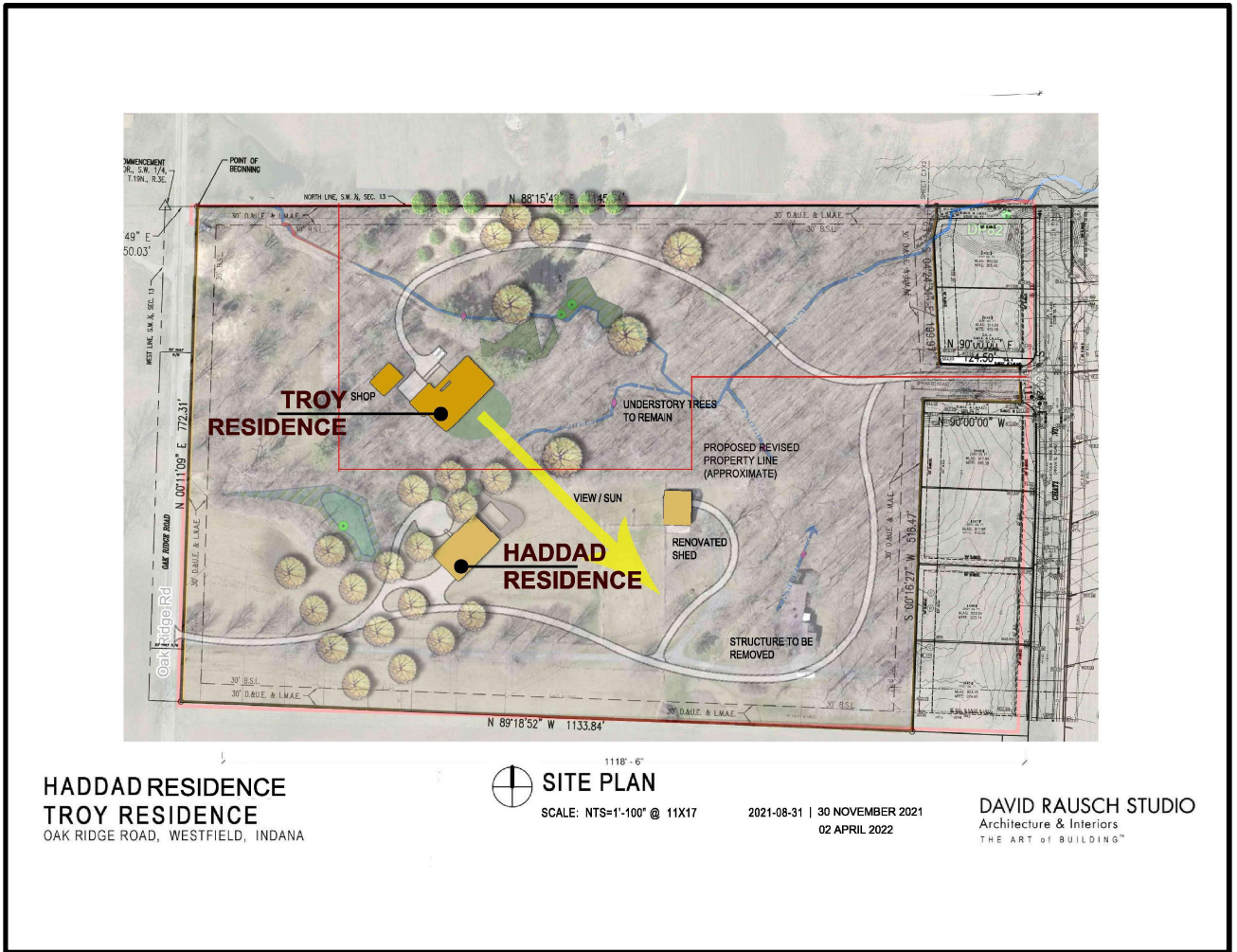
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J. Andrew Cook, Mayor

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

# EXHIBIT "A"



## **EXHIBIT “B”**

### **“Illustrative Character Exhibit”**

**The Illustrative Character Exhibits appear on the following eight (8) pages of this ordinance**



**HADDAD RESIDENCE**  
OAK RIDGE ROAD, WESTFIELD, INDIANA

**VIGNETTE | EAST ELEVATION**  
NOT TO SCALE  
31 AUGUST 2021  
02 APRIL 2022

**DAVID RAUSCH STUDIO**  
Architecture & Interiors  
"THE ART OF BUILDING"





EAST ELEVATION



SOUTH ELEVATION

**HADDAD RESIDENCE**  
OAK RIDGE ROAD, WESTFIELD, INDIANA

**ELEVATIONS**  
SCALE: 1/16" = 1'-0"



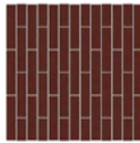
WEST ELEVATION



NORTH ELEVATION

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02 APRIL 2022



GLAZED BRICK FOUNDATION



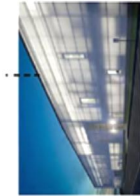
STANDING SEAM METAL SIDING AND ROOF



TRANSLUCENT ACRYLIC FACADE



MULTI-SLIDE GLASS DOOR



TRANSLUCENT ACRYLIC FACADE

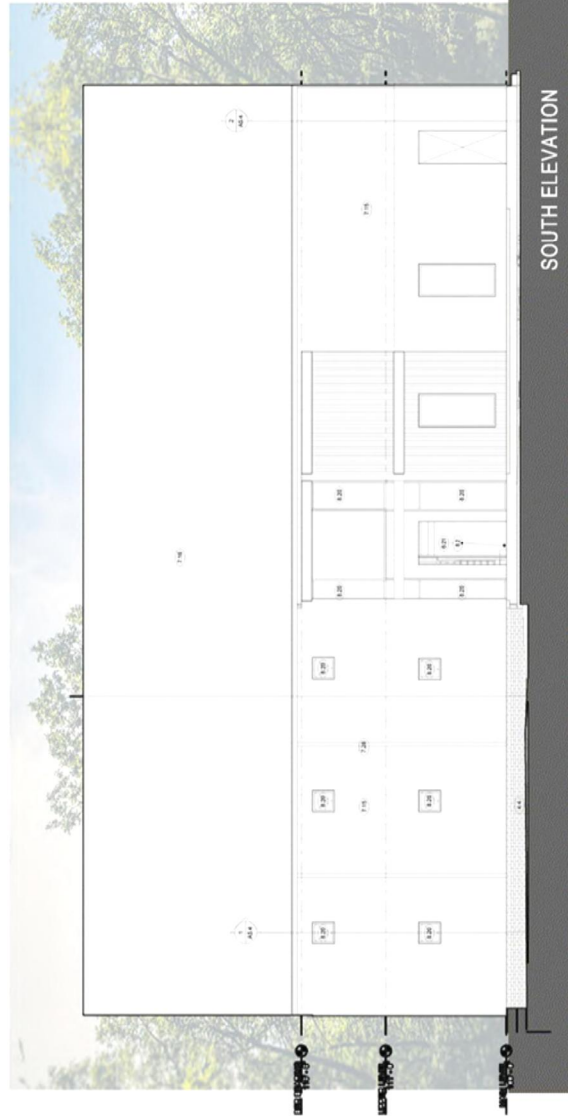


TLT AND TURN WINDOW



HEAVY TIMBER STRUCTURE

- MASONRY**
  - 4.4 UNUSUAL - THOMSONS AS RECORDED
- STEEL**
  - 8.21 GUARDRAIL
- ROUGH CARPENTRY AND EXTERIOR TRIM**
  - 8.2 WOOD FRAMING
- FINISH CARPENTRY AND INTERIOR TRIM**
  - 8.20 FINISH WOOD SIDING
  - 8.21 FINISH WOOD TRIM
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- INSULATION AND ROOFING**
  - 7.10 ASPHALT SHINGLES
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- DOORS, HARDWARE AND WINDOWS**
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SOUTH ELEVATION

**HADDAD RESIDENCE**  
OAK RIDGE ROAD, WESTFIELD, INDIANA

**MATERIALS**  
SCALE: 1/8" = 1'-0"

31 AUGUST 2021 30 NOVEMBER 2021  
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SOUTH ELEVATION



WEST ELEVATION

## TROY RESIDENCE

OAK RIDGE ROAD, WESTFIELD, INDIANA

## ELEVATIONS

SCALE: 1/16" = 1'-0"



EAST ELEVATION



NORTH ELEVATION

## DAVID RAUSCH STUDIO

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02 APRIL 2022



EXPOSED CONCRETE



THERMALLY MODIFIED ASH 1/8" S/GWG



SHOU SUGI BAN SCWG



MULTI SLIDE GLASS DOOR



TLT & TURN ALUMINUM CLAD WINDOWS



EAST ELEVATION

**TROY RESIDENCE**  
OAK RIDGE ROAD, WESTFIELD, INDIANA

**MATERIALS**  
SCALE: 1/8" = 1'-0"

31 AUGUST 2021 | 30 NOVEMBER 20021  
02 APRIL 2022

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